BUREAU OF STATISTICS

YUKON REAL ESTATE SURVEY

First Quarter, 2007

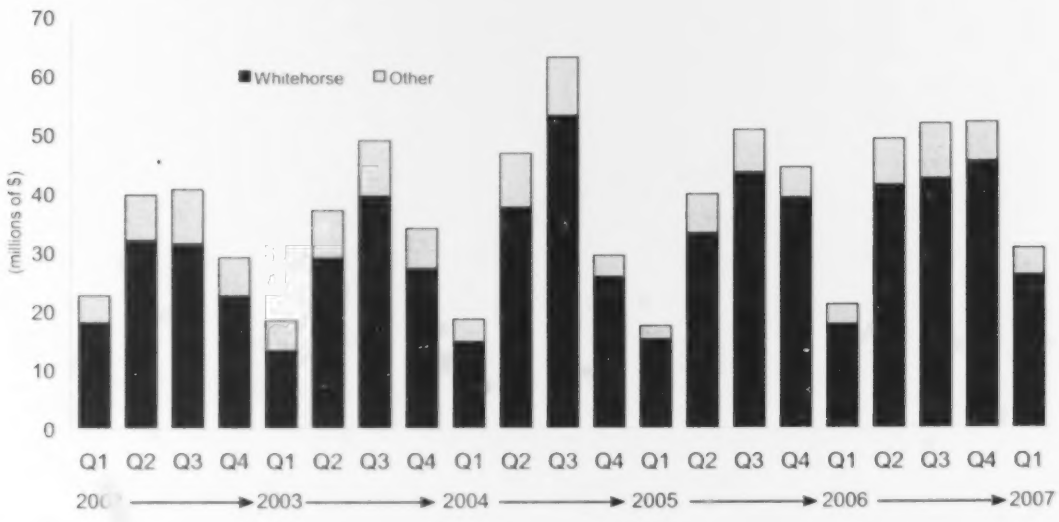
1 Value of Real Estate Transactions

		Yukon	Whitehorse	Other
			($000)	
2007	Q1	30,557.9	26,003.4	4,554.4
2006	Q4	52,026.5	45,369.5	6,656.9
	Q3	51,769.2	42,444.8	9,324.3
	Q2	49,191.0	41,378.1	7,812.9
	Q1	20,994.5	17,635.4	3,359.1

Notes: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.
Numbers may not total due to rounding.

The value of real estate transactions in the Yukon for the first quarter of 2007 increased by $9,563,400, or 45.6%, compared with the first quarter of 2006. The total value of real estate transactions in the first quarter of this year was $30,557,900, while the value of real estate transactions in the first quarter of 2006 was $20,994,500. On an annual basis, the value of real estate transactions in 2006 totalled a record-high $173,981,200. This is an increase of $21,792,200, or 14.3%, from the 2005 annual figure of $152,189,000.

In Whitehorse, the value of transactions increased 47.5%, comparing the first quarter of 2007 with the first quarter of 2006. In the rest of the Yukon the value of transactions increased by 35.6% when comparing the same time period.



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2 Value and Type of Real Estate Transactions in Whitehorse

The value of real estate transactions in Whitehorse increased $8,368,000 or 47.5%, comparing the first quarter of 2007 ($26,003,400) to the first quarter of 2006 ($17,635,400).

		Total *	Single Houses	Family Lots[1]	Mobile Homes	Condos	Duplexes	Multiple-Residential	Commercial Property	Industrial Property
Value of Real Estate Transactions						($000)				
2007	**Q1**	26,003.4	10,825.3	1,329.3	2,160.4	1,671.3	1,601.0	1,899.1	5,501.1	1,016.9
2006	**Q4**	45,369.5	21,813.9	816.6	1,952.9	4,056.6	2,247.4	2,700.0	10,490.0	1,292.1
	Q3	42,444.8	29,080.4	631.8	3,813.8	2,998.0	3,242.9	668.8	1,523.9	..
	Q2	41,378.1	22,914.4	648.1	2,792.6	2,922.2	1,879.4	..	7,166.9	1,515.0
	Q1	17,635.4	10,914.8	460.4	778.0	2,601.5	661.4	..	1,724.9	..
Number of Real Estate Transactions										
2007	**Q1**	116	43	21	14	9	8	3	13	5
2006	**Q4**	164	87	12	14	22	12	3	9	5
	Q3	197	114	11	25	19	18	3	5	..
	Q2	169	97	12	19	17	11	..	7	4
	Q1	92	50	8	6	16	4	..	5	..

* Notes: "Total" may include other transactions, ".." = not available.
Rows may not total due to rounding.

Total Value of Whitehorse Property Sales, Q1 2005 to Q1 2007, *by type of transaction*

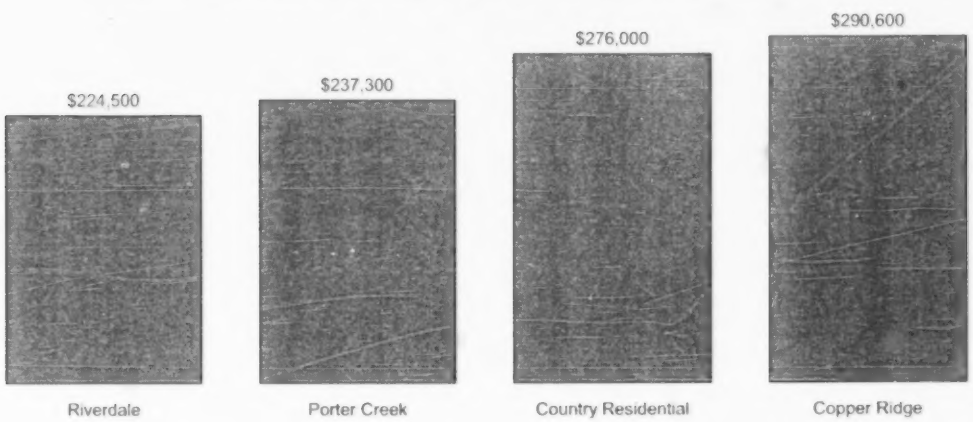
3 Value, Number and Average Price of Single House Sales in Whitehorse, *by subdivision*

		Total	Down-town	Riverdale	Porter Creek	Granger	Logan	Country Residential*	Copper Ridge	Takhini	Other**
Value of Single House Sales						**($000)**					
2007	Q1	10,825.3	..	1,795.7	2,610.5	0.0	..	828.0	3,778.3	0.0	1,240.3
2006	Q4	21,813.9	..	3,419.0	3,139.5	2,587.1	1,049.5	1,382.5	8,179.3	0.0	1,947.0
	Q3	29,080.4	592.0	4,935.9	5,715.0	2,367.2	..	3,083.4	10,699.9	0.0	1,223.0
	Q2	22,914.4	1,148.5	4,371.3	2,396.0	1,979.0	913.0	1,242.4	9,066.8	793.0	1,004.4
	Q1	10,914.8	770.9	1,535.6	1,450.5	1,013.5	..	1,053.0	4,466.8	0.0	..
Number of Single House Sales											
2007	Q1	43	..	8	11	0	..	3	13	0	5
2006	Q4	87	..	15	14	9	4	5	30	0	9
	Q3	114	3	22	22	8	..	10	42	0	5
	Q2	97	6	20	10	8	4	4	37	3	5
	Q1	50	5	8	7	4	..	4	19	0	..
Average Price of Single Houses Sold						**($000)**					
2007	Q1	251.8	..	224.5	237.3	0.0	..	276.0	290.6	0.0	248.1
2006	Q4	250.7	..	227.9	224.3	287.5	262.4	276.5	272.6	0.0	216.3
	Q3	255.1	197.3	224.4	259.8	295.9	..	308.3	254.8	0.0	244.6
	Q2	236.2	191.4	218.6	239.6	247.4	228.3	310.6	245.0	264.3	200.9
	Q1	218.3	154.2	192.0	207.2	253.4	..	263.3	235.1	0.0	..

Notes: * Country residential includes Wolf Creek, Pineridge, Mary Lake, MacPherson, Hidden Valley, etc.
** "Other" includes house sales in Hillcrest, Crestview, Valleyview and Marwell.
".." = unavailable. Rows may not total due to rounding.

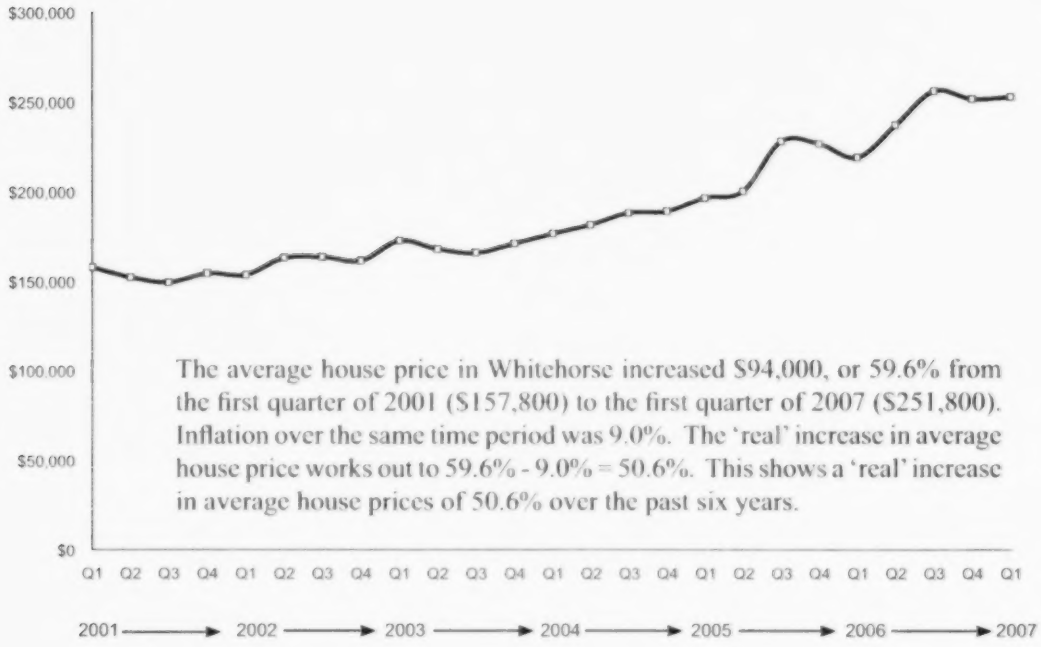
- The average single house price (does not include duplexes, condos or mobile homes) in Whitehorse has increased $33,500 or 15.3%, comparing the first quarter of 2006 ($218,300) to the first quarter of 2007 ($251,800).
- A comparison of prices in the first quarter of 2006 with prices in the first quarter of 2007 shows that:
  - The average price of a house sold in Riverdale increased from $192,000 to $224,500, or 16.9%;
  - The average price of a house sold in Porter Creek increased from $207,200 to $237,300, or 14.5%;
  - The average price of a house sold as Country Residential increased from $263,300 to $276,000, or 4.8%;
  - The average price of a house sold in Copper Ridge increased from $235,100 to $290,600, or 23.6%.

Average Price of Single Houses Sold, *First Quarter, 2007*



4 Average Single House Prices in Whitehorse

- The chart below shows average single house prices (does not include duplexes, condos or mobile homes) in Whitehorse, from the first quarter of 2001 to the first quarter of 2007.


$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1
2001 2002 2003 2004 2005 2006 2007
The average house price in Whitehorse increased $94,000, or 59.6% from the first quarter of 2001 ($157,800) to the first quarter of 2007 ($251,800). Inflation over the same time period was 9.0%. The 'real' increase in average house price works out to 59.6% - 9.0% = 50.6%. This shows a 'real' increase in average house prices of 50.6% over the past six years.

Note: Q1 = first quarter (January, February, March), Q2 = second quarter, etc.

The Bureau of Statistics first undertook the Yukon Real Estate Survey in 1977. The survey is a census of all real estate transactions occurring anywhere in the Yukon, with the exception of 'not-at-arm's-length' transactions, which are excluded. ('Not-at-arm's-length' transactions are those that do not reflect open market values.) All single and multiple-residential property transactions, as well as commercial and industrial property sales, are included. The survey is divided into four parts: (1) Value of real estate transactions; (2) Type of real estate transactions in Whitehorse; (3) Value, number and average price of house sales in Whitehorse; and (4) Average house prices in Whitehorse over the past few years.

[1]The 'Family Lots' category does not include the majority of lots purchased by contractors. For further explanation, contact the Yukon Bureau of Statistics.

Yukon
Executive Council Office
Bureau of Statistics

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